

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Midwest Bank & Trust Co. TR #68-08-207
DOCKET NO.: 05-23640.001-C-1 through 05-23640.003-C-1
PARCEL NO.: See below

The parties of record before the Property Tax Appeal Board are Midwest Bank & Trust Co. TR #68-08-207, the appellant, by attorney Donald T. Rubin, of Rubin & Norris, LLC, in Chicago, and the Cook County Board of Review.

The subject property is improved with three parcels totaling 9,325 square feet that are located in Bellwood, Proviso Township, Cook County.

The appellant in this appeal submitted documentation to demonstrate that the subject property's land was being inequitably assessed. The appellant did not contest the subject's improvement assessment. The appellant submitted a grid analysis of four land comparables located near the subject. The comparable lots ranged in size from 10,200 to 105,981 square feet of land area and had land assessments ranging from \$8,655 to \$75,776. The appellant converted these land assessments to estimated market values that are \$2.75 or \$3.75 per square foot. The appellant also submitted the final decision issued by the Cook County Board of Review wherein the subject's total assessment of \$37,482 was disclosed. The appellant indicated the subject parcels had land assessments totaling \$35,435 which reflect an estimated market value of \$93,250 or \$10.00 per square foot of land area. Based on this evidence the appellant requested the subject's total assessment be reduced to \$15,335 and the parcels' land assessments be reduced to a total of

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

DOCKET NO.	PROPERTY NO.	LAND	IMPR.	TOTAL
05-23640.001-C-1	15-09-316-001-0000	\$4,382	\$564	\$4,946
05-23640.002-C-1	15-09-316-002-0000	\$4,453	\$564	\$5,017
05-23640.003-C-1	15-09-316-003-0000	\$4,453	\$919	\$5,372

Subject only to the State multiplier as applicable.

Docket No. 05-23640.001-C-1 through 05-23640.003-C-1

\$13,288, reflecting an estimated market value of \$34,968 or \$3.75 per square foot of land area.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellant argued assessment inequity in the subject's land assessment. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data the Board finds a reduction is warranted.

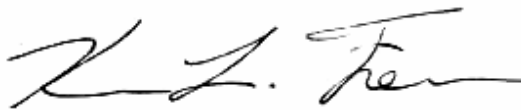
The Board finds the only evidence pertaining to the uniformity of the subject's land assessment was submitted by the appellant. The appellant provided four comparables that ranged in size from 10,200 to 105,981 square feet of land area and had land assessments ranging from \$8,655 to \$75,776. The appellant converted these land assessments to estimated market values that are \$2.75 or \$3.75 per square foot. The appellant indicated the subject parcels had land assessments totaling \$35,435 which reflect an estimated market value of \$93,250 or \$10.00 per square foot of land area, which is above the range established by the comparables. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the evidence presented by the appellant as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. The Board has examined the information submitted by the appellant and finds, based on this evidence that was not refuted, a reduction in the assessed valuation of the subject property's land is justified.

Docket No. 05-23640.001-C-1 through 05-23640.003-C-1

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: April 25, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment

Docket No. 05-23640.001-C-1 through 05-23640.003-C-1

of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.